

Article XXI. Off-Street Parking Standards

§300-139. Purposes.

The purposes of this section are to ensure that all uses are provided with sufficient off-street parking facilities to meet the needs of persons employed at and/or utilizing such uses; to ensure that off-street parking facilities are designed so as to reduce hazards to pedestrians and drivers; to reduce congestion in the streets; to reduce nuisance to abutters from noise, fumes and headlight glare; and to reduce environmental deterioration to surrounding neighborhoods resulting from glare, heat, dust, accelerated storm water run-off and unattractive views.

§300-140. Applicability.

These requirements for off-street parking do not apply to the following:

- i. Village Center District Bylaw
- ii. Commercial Development in the Beach Commercial District
- iii. Salisbury Beach Overlay District Bylaw
- iv. Village Residential Overlay District

§300-141. Minimum off-street parking requirements.

Development shall provide off-street parking in accordance with the following schedule of parking spaces. Where fractional spaces result, the required number of parking spaces shall be construed to be the next highest whole number.

Residential Uses	
Mobile home dwelling	2 spaces per unit on-site
One-family detached dwelling	2 spaces per unit on-site
Accessory apartment dwelling	2 spaces per unit on-site
Multifamily dwelling	2 spaces per unit on-site
Home occupations (see definitions)	2 spaces per unit plus 1 additional space on-site

Community Uses	
Country, hunting, fishing, tennis, or golf club without liquor license	1 space per 100 square feet of gross floor area
Church or other religious purpose	1 space per 3 seats, based on occupancy load
Educational purpose which is religious, sectarian, denominational or public	1 space for each classroom, plus 1 space for each 2 employees or other staff positions other than teachers
Hospital	1 spot per employee at largest shift plus 1 per 2 beds
Nursing, rest, or convalescent home	1 spot per employee at largest shift plus 1 per 2 beds
Agricultural Uses	
Commercial stables, kennels, or other similar commercial establishments in which all animals, fowl or other forms of life are completely enclosed in pens or other structures	1 space per every 300 square feet
Greenhouse or stand for retail sale of products raised primarily on the same premises	1 space per 200 square feet of public floor area with a minimum of 3 spaces
Commercial Uses	
Automobile repair and service	1 space per employee, plus 2 per bay
Automobile sales, rental and leasing	1 space per maximum allowed on license, plus 1 per employee plus 1 per every 15 display spaces
Campground	1 space per employee plus 1 space per campsite
Funeral home	1 space per 4 seats based on rated maximum capacity of facility or 1 per 50 sq ft in parlor, whichever is greater
Light industry	0.75 per employee in maximum shift plus 1 per company vehicle

Medical office building, including veterinary care	1 per employee plus 1 per examining room
Motels, hotels, inn, bed and breakfast and cabins	1 space per sleeping room, plus 1 space for every 3 employees on largest shift
Motor freight terminal and warehousing	1 space per maximum allowed by license
Nursery school or other use for day care of children, operating as a business	1 space per teacher/staff, plus 1 space per every 4 children
Product assembly	0.75 per employee in maximum shift plus 1 per company vehicle
Professional and business office building	3 spaces per 1,000 square feet of gross floor area for the first-floor offices; an average of 2.5 spaces per 1,000 square feet gross floor area for upper-story offices
Research and development laboratories	1 space per employee on shift of maximum employment
Restaurants	1 space per 3 seats or 1 space per 50 square feet of public floor area (ie, area reserved for actual consumption of food and beverages by the general public), whichever is greater
Restaurants, fast-food	1 space per 200 square feet of public floor area (i.e., reserved for actual consumption of food and beverages by the general public), whichever is greater

Retail stores & laundromat	1 space per every 250 square feet of gross floor area for the first 10,000 square feet; 2.5 spaces per 1,000 square feet between 10,001 and 12,500 square feet of gross floor area; and 2 spaces per 1,000 square feet of gross floor area over 12,500 square feet
Theaters, Function hall, assembly, nightclubs	1 space per 3 seats, based on occupancy load
Waterfront marine and boat building, servicing, and repairing	1 per employee plus 2 per bay or work area
Wholesale trade and distribution	0.75 per employee in maximum shift plus 1 per company vehicle

For a use not specifically listed in this section, the minimum required number of off-street parking spaces shall be as specified by the Building Inspector based on a listed use with similar characteristics of parking demand generation.

For non-residential shared parking that is subject to a legally enforceable agreement or restriction, the Planning Board may authorize, as part of site plan review, a reduction in parking of up to 25% of the total required spaces for the uses served by said parking. If adequate parking is not provided on the lot to satisfy the parking requirements, a recordable lease or easement of adequate duration must be provided to the permit granting authority. Shared parking is not permitted for residential uses.

The planning board as the site plan review authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular applicant for approval. They may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists.

§300-142. Size.

For the purpose of this article, an off-street parking space is an all-weather, surfaced area having a width of not less than ten (10) feet and a length of not less than twenty (20) feet. These requirements for off-street parking do not apply to the following districts. Please refer to the specific zoning bylaws for said district:

- i. Village Center District

- ii. Salisbury Beach Overlay District
- iii. Village Residential Overlay District

§300-143. Location of off-street parking.

No off-street parking shall be located between the street side line and the front facade of any new building facing the street except by special permit from the Planning Board. Single-family homes and two-family homes are exempt from these requirements for the location of off-street parking.

(1) Parking shall be located to the rear of the building or to the side, accessible from the rear of the building, or under a building. Where parking is located behind buildings in a mixed-use development with additional buildings located to the rear of the site, a quadrangle effect should be created with parking, landscaping, and walkways.

(2) The Planning Board may grant a special permit for an alternative off-street parking plan, including a change in the front yard setback to the extent required to accommodate said parking, provided that the parking is screened from pedestrian view with appropriate building elements or landscaping features, or a combination thereof.

(3) Curbcuts for parking access shall not exceed 24 feet or 25% of the property's frontage, whichever is greater. Each site shall have only one curb cut per street frontage, except where it is deemed that more than one curb cut is necessary for emergency access purposes or to enhance the site. Curbing shall be vertical granite at the access drive radii.

§300-144. Buffer areas.

Off-street parking shall be buffered from adjacent land uses, as follows:

(1) Any off-street parking or storage area which abuts a residential district or residential overlay district shall be separated from the adjacent property by a ten-foot buffer area. The buffer shall be suitably landscaped and maintained so as to create an effective year-round visual screen at least six feet in height in order to insulate the residentially zoned land from the off-street parking area.

(2) At minimum, any off-street parking and loading area shall be separated from adjacent properties by a four-foot buffer area planted with grass or similar ground cover, or adjacent properties may be connected by a landscaped walkway. Where adjacent parcels agree to share a common parking area with a common entrance and exit, the Planning Board may approve eliminating the minimum four-foot buffer

on all common property lines. No buffer area shall be required for a one-family detached dwelling.

§300-145. Landscaping.

Off-street parking areas shall be landscaped in accordance with Salisbury Planning Board's Rules and Regulations. For parking areas with at least 20 parking spaces, there shall be 1 tree per every 10 parking spaces. Said trees shall be scattered throughout parking area to provide shade as well as allow for traffic calming measures within the parking area.

§300-146. Snow Storage or Snow Removal.

Plans for parking areas shall indicate the location of snow storage or make provision for snow removal.

§300-147. Stormwater Management.

Applicants must follow all local and state regulations pertaining to storm water, to allow for the settling of sediment and the removal of grease, oil and other pollutants. It is encouraged in parking areas to utilize Low Impact Development (LID) design including but not limited to rain gardens, cisterns, and bio-retention swales.

§300-148. Surface.

All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May and November 1 or for areas that are intended to be used as overflow parking.

§300-149. Handicapped Parking.

Every business, commercial, institutional, public and nonprofit use shall be in accordance with Massachusetts General Law Section 40 Chapter 21 for the number of required handicapped spaces. Handicapped spaces shall be designed according to current ANSI Standard.

All required parking spaces shall be clearly designated. Handicapped spaces shall be identified with signs no smaller than 9 inches wide by 12 inches high, posted four feet from the ground.

§300-150. Shared Access to Parking.

Shared access to parking may be utilized provided that a recordable lease or easement of adequate duration must be provided to the permit granting authority.

§300-151. Maintenance.

Parking lots are to be maintained as needed, including curbing, pavement, landscaping, lighting and clearly painted lines and crosswalks as well as kept free from litter. The building inspector shall be the authority on ensuring that parking lots are maintained in keeping with this bylaw.

§300-152. Change of Use.

Changes of use of a structure that does not conform to these parking requirements are permitted without being subject to these requirements, provided that, the new use does not require more parking than the former use and the property has been vacant or unoccupied for no more than five (5) years.